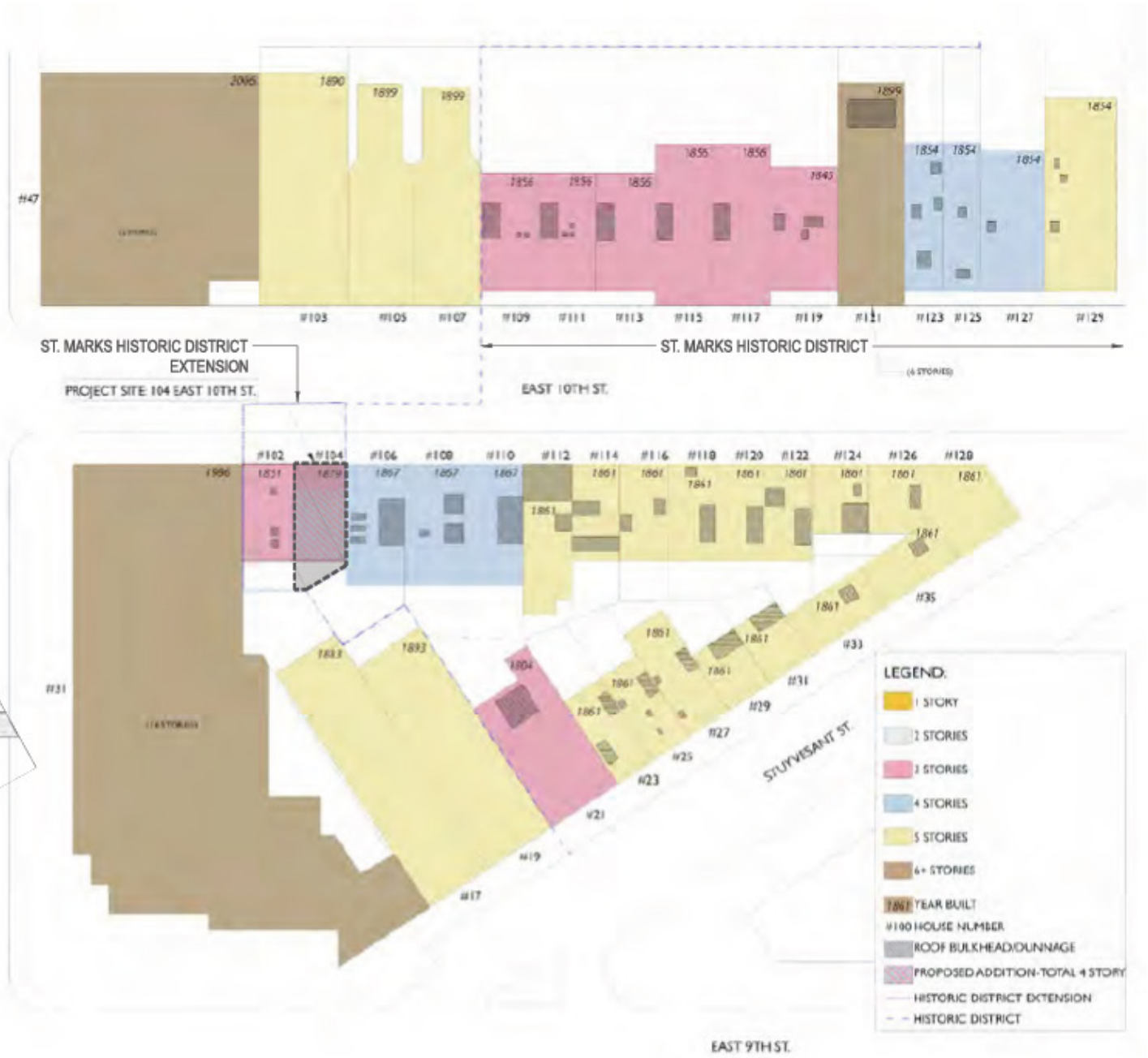
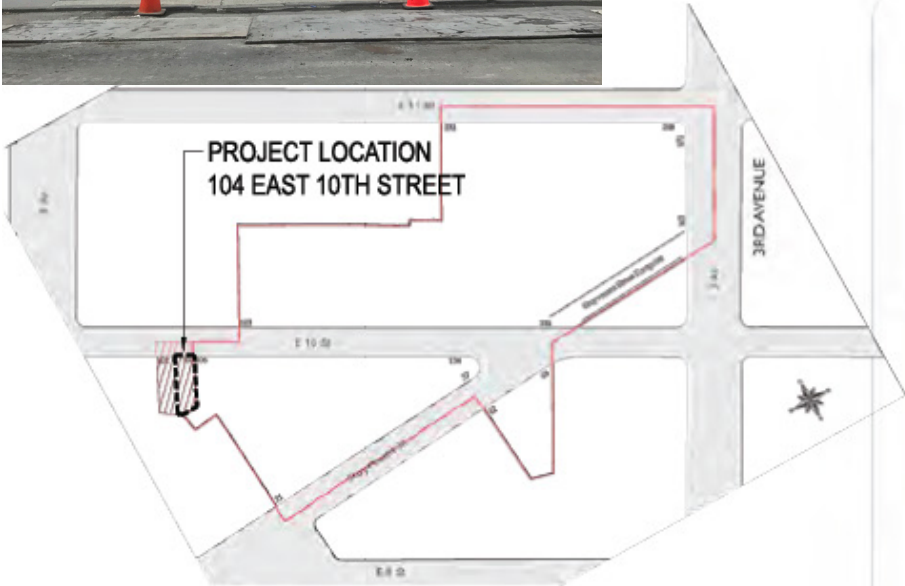


104 EAST 10TH STREET  
COMMUNITY BOARD 3  
LANDMARKS SUBCOMMITTEE  
AUGUST 25, 2023



STREET ELEVATION  
CIRCA MARCH 2019  
PHOTO BY ARCHITECT



2 ST. MARKS HISTORIC DISTRICT EXTENSION  
SCALE : N.T.S.

1 BLOCK PLAN  
SCALE : 1" = 6"

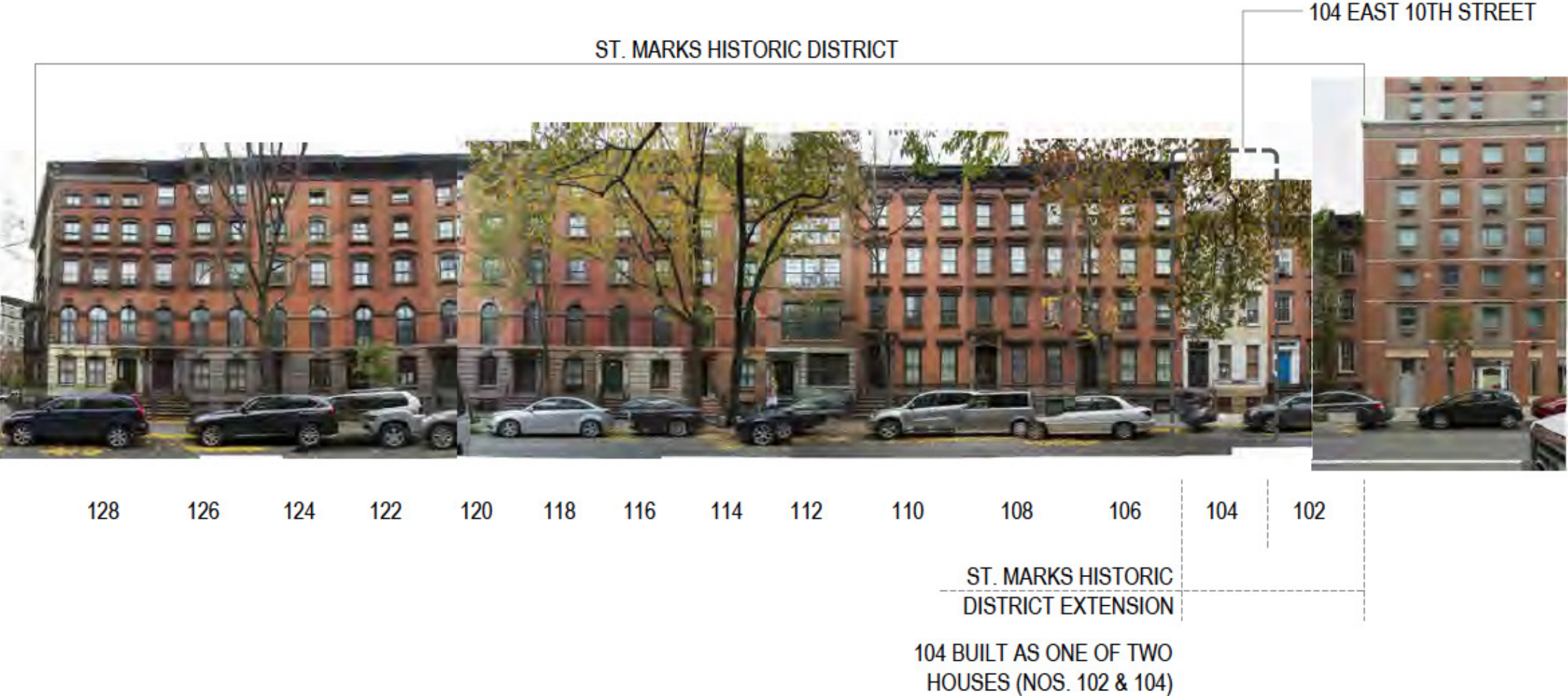
ARCHITECT  
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PROJECT  
**104 E 10th Street**  
104 E 10th St., New York, NY 10003

LPC SUPPLEMENTAL

SEAL AND SIGNATURE  
DATE:  
PROJECT NO: 19\_104E10  
DWG NO:  
**LPC - 001**  
FILE NAME: SHEET:





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PROJECT  
**104 E 10th Street**  
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LPC SUPPLEMENTAL

SEAL AND SIGNATURE	DATE:
	PROJECT NO: 19_104E10
	DWG NO:
	<b>LPC -002</b>
FILE NAME:	SHEET:





1 DESIGNATION PHOTO - 1984  
LPC DESIGNATION REPORT



2 TAX PHOTO - c. 1986  
TAX MAP PHOTO (VIA MUNICIPAL ARCHIVES)



3 CONDITION BEFORE RENOVATION - MARCH 2019  
PHOTO BY ARCHITECT

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PROJECT  
**104 E 10th Street**  
104 E 10th St., New York, NY 10003

LPC SUPPLEMENTAL

SEAL AND SIGNATURE  
DATE:  
PROJECT NO: 19\_104E10  
DWG NO:  
**LPC -003**  
FILE NAME: SHEET:





1 BUILDING ELEVATION - MARCH 2023  
PHOTO BY ARCHITECT



2 AREAWAY CLOSEUP - MARCH 2023  
PHOTO BY ARCHITECT

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PROJECT  
**104 E 10th Street**  
104 E 10th St., New York, NY 10003

LPC SUPPLEMENTAL

SEAL AND SIGNATURE	DATE:
	PROJECT NO: 19_104E10
	DWG NO:
	<b>LPC -004</b>
FILE NAME:	SHEET:



Violation Number: VIO-10-0612 (Active)

Address: 104 East 10th Street  
Borough/Block/Lot: MANHATTAN / 465 / 109  
Community District: MN-3  
Landmark: St. Mark's Extension - Historic District  
Violation Date: 12/21/2009  
Violation Text: Garden floor window guards replaced without permit(s).  
Violation Status: Warning Letter



West Window

East Window

The previously installed window guards were replaced without permit and were the impetus for the initial LPC violation.



West Window

East Window



NOTES:

All windows at the front facade were replaced with approved, historic equals. Unpermitted window guards at the garden level windows were removed.

There is no historic record of the original design or intent. We know there was a violation filed in 2009 for unpermitted removal and replacement, but the exact nature of the original guards is unknown.

We are requesting to forgo replacement as any reconstruction would need to be derived from secondary references. Further, we believe unguarded windows offer a more consistent and uniform reading across all windows on the front facade and is not in conflict with the aesthetic make up of the block. As you will see in reference photos, there is a mix of guarded and unguarded windows in the St. Marks Historic District.

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PROJECT  
104 E 10th Street  
104 E 10th St., New York, NY 10003

LPC SUPPLEMENTAL

SEAL AND SIGNATURE  
DATE:  
PROJECT NO: 19\_104E10  
DWG NO:  
LPC -005  
FILE NAME: SHEET:





01 102 E 10th St (Non-Historic Window Guard)  
PHOTO BY ARCHITECT  
Analysis:  
The window guards at neighboring building 102, which together with 104 comprise the totality of the St. Marks historic district extension, seem to be of the same vintage as the non-coforming guards previously installed at 104.



02 122 E 10th St (No Window Guard)  
PHOTO BY ARCHITECT  
Analysis:  
Townhouse 122, located on the same south block as 104, has no window guards installed at the garden level windows.



03 124 E 10th St (No Window Guard)  
PHOTO BY ARCHITECT  
Analysis:  
Similarly, townhouse 124, located on the same south block as 104, has no window guards installed at the garden level windows.

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PROJECT  
**104 E 10th Street**  
104 E 10th St., New York, NY 10003

LPC SUPPLEMENTAL

SEAL AND SIGNATURE  
DATE:  
PROJECT NO: 19\_104E10  
DWG NO:  
**LPC -006**  
FILE NAME: SHEET:



Violation Number: VIO-86-0007 (Active)

Address: 104 East 10th Street

Borough/Block/Lot: MANHATTAN / 465 / 109

Violation Date: 7/10/1985

Violation Status: Summons (NOV)

Community District: MN-3

Landmark: St. Mark's Extension - Historic District

Violation Text: The ongoing facade work (incl. paint, stripping, etc. Cont.: 'Boge') without permits.



NOTES:

An extensive and careful process, as described in filed and approved drawings, was undertaken to restore the masonry facade from it's derelict condition. This included detailed correspondance and multiple on-site metings with preservationist, Katherine Redd, to ensure historic accuracy in terms of overall aesthetic. To everyones surprise, it was determined that the original mortar was a brick color and farily flush with the face of the bricks, resulting in uniformly colored and smooth appearance of the facade.

ARCHITECT

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PROJECT

104 E 10th Street

104 E 10th St., New York, NY 10003

LPC SUPPLEMENTAL

SEAL AND SIGNATURE

DATE:

PROJECT NO: 19\_104E10

DWG NO:

LPC -007

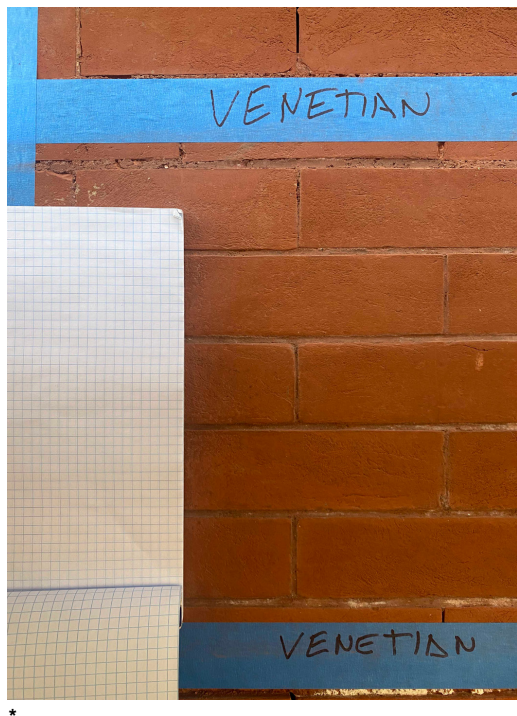
FILE NAME:

SHEET:



<b>Address:</b> 104 East 10th Street	<b>Community District:</b> MN-3
<b>Borough/Block/Lot:</b> MANHATTAN / 465 / 109	<b>Landmark:</b> St. Mark's Extension - Historic District
<b>Violation Date:</b> 7/10/1985	<b>Violation Text:</b> The ongoing facade work (incl. paint, stripping, etc. Cont.: 'Boge') without permits.
<b>Violation Status:</b> Summons (NOV)	

## Top Contender



Color: Venetian Red  
Condition: Dry



[left] Venetian Red Powder  
[right] Original Grout Sample (interior face)



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**104 E 10th Street**  
104 E 10th St., New York, NY 10003

## LPC SUPPLEMENTAL

DATE: \_\_\_\_\_

PROJECT NO: 19\_104E10

DWG NO: \_\_\_\_\_

**LPC -008**

FILE NAME: | SHEET:



Violation Number: VIO-10-0610 (Active)

Address: 104 East 10th Street	Community District: MN-3
Borough/Block/Lot: MANHATTAN / 465 / 109	Landmark: St. Mark's Extension - Historic District
Violation Date: 12/21/2009	Violation Text: Lintels shaved at parlor floor and second floor without permit(s).
Violation Status: Warning Letter	



NOTES:

All lintels and sills at the front facade were rebuilt per approved drawings to match historic record, including shaved lintels at the parlor and second floor windows.

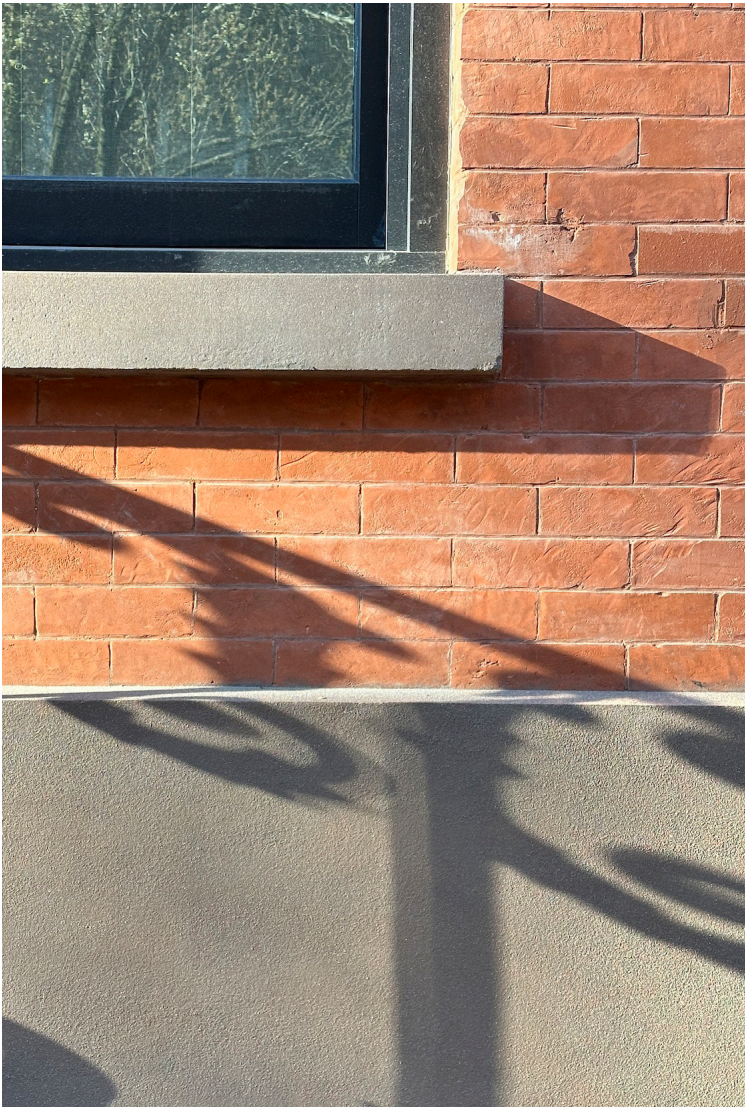
ARCHITECT  
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PROJECT  
**104 E 10th Street**  
104 E 10th St., New York, NY 10003

LPC SUPPLEMENTAL

SEAL AND SIGNATURE	DATE:
	PROJECT NO: 19_104E10
	DWG NO:
	<b>LPC -009</b>
FILE NAME:	SHEET:





01 DETAIL - REPOINTED MORTAR JOINTS  
PHOTO BY ARCHITECT



02 DETAILS - NEW WINDOWS, LINTELS & SILLS  
PHOTO BY ARCHITECT

ARCHITECT  
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PROJECT  
**104 E 10th Street**  
104 E 10th St., New York, NY 10003

LPC SUPPLEMENTAL

SEAL AND SIGNATURE	DATE:
	PROJECT NO: 19_104E10
	DWG NO:
	<b>LPC -010</b>
FILE NAME:	SHEET:



Violation Number: VIO-10-0611 (Active)

Address: 104 East 10th Street

Borough/Block/Lot: MANHATTAN / 465 / 109

Violation Date: 12/21/2009

Violation Status: Summons (NOV)

Community District: MN-3

Landmark: St. Mark's Extension - Historic District

Violation Text: Newel posts altered/removed without permit(s).



NOTES:

Missing/existing newel posts were restored with vintage newels to match condition and character of earliest available record which is the 1940's tax photo.

ARCHITECT

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PROJECT

104 E 10th Street

104 E 10th St., New York, NY 10003

LPC SUPPLEMENTAL

SEAL AND SIGNATURE

DATE:

PROJECT NO: 19\_104E10

DWG NO:

LPC -011

FILE NAME:

SHEET:

01

NEWEL POST - PREVIOUS CONDITION

PHOTO BY ARCHITECT

02

NEWEL POST - RESTORED CONDITION

PHOTO BY ARCHITECT





01 NEWEL POST  
PHOTO BY ARCHITECT



02 STAIR BALUSTER  
PHOTO BY ARCHITECT



03 UNDERSTOOP GATE  
PHOTO BY ARCHITECT

ARCHITECT  
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LPC SUPPLEMENTAL

SEAL AND SIGNATURE	DATE:
	PROJECT NO: 19_104E10
	DWG NO:
	<b>LPC-012</b>
FILE NAME:	SHEET:



Violation Number: VIO-10-0612 (Active)

Address: 104 East 10th Street

Borough/Block/Lot: MANHATTAN / 465 / 109

Violation Date: 12/21/2009

Violation Status: Warning Letter

Community District: MN-3

Landmark: St. Mark's Extension - Historic District

Violation Text: Garden floor window guards replaced without permit(s).



West Window

East Window



West Window

East Window



NOTES:

All windows at the front facade were replaced with approved, historic equals. Unpermitted window guards at the garden level windows were removed.

There is no historic record of the original design or intent. We know there was a violation filed in 2009 for unpermitted removal and replacement, but the exact nature of the original guards is unknown.

We are requesting to forgo replacement as any reconstruction would need to be derived from seconary references. Further, we believe unguarded windows offer a more consistent and uniform reading across all windows on the front facade and is not in conflict with the aesthetic make up of the block. As you will see in reference photos, there is a mix of guarded and unguarded windows in the St. Marks Historic District.

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PROJECT

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104 E 10th St., New York, NY 10003

LPC SUPPLEMENTAL

SEAL AND SIGNATURE

DATE:

PROJECT NO: 19\_104E10

DWG NO:

LPC -013

FILE NAME:

SHEET: